

# \$589,000 - 3456 31a Avenue Se, Calgary

MLS® #A2196770

**\$589,000**

3 Bedroom, 2.00 Bathroom, 1,652 sqft  
Residential on 0.11 Acres

Dover, Calgary, Alberta

GREAT INVESTMENT PROPERTY. Live up and rent down. NEW LEGAL SUITE completed 2025. Home has undergone extensive reno's in the past year. New roof in 2024, 2 new furnaces and hot water tanks in 2024. Live up or rent out the upstairs. Basement suite has separate entrance. Upstairs and basement have separate laundry rooms. New counter tops, flooring, doors and bathrooms. Open floor concept. Front yard opens up to a tree lined pathway and the south facing backyard offers unique outdoor potential. New fencing was put up last year. Lots of room for the kids to play or for you to entertain. Close to transportation, schools, daycare and shopping. Don't miss out on this great opportunity.

Built in 1970

## Essential Information

MLS® #	A2196770
Price	\$589,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,652
Acres	0.11
Year Built	1970
Type	Residential
Sub-Type	Detached



Style Bi-Level  
Status Active

### Community Information

Address 3456 31a Avenue Se  
Subdivision Dover  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2B0J1

### Amenities

Parking Spaces 4  
Parking Alley Access, Stall

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Private Yard, Fire Pit  
Lot Description Back Lane, Back Yard, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 28th, 2025  
Days on Market 48  
Zoning R-CG

### Listing Details

Listing Office TREC The Real Estate Company

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